

OVERALL WCO WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County					
SECTION I-Establishing Site Information (Enter acres for each zone)					
1 Zone	1-3	R-T	R-55	Totals	
2 Gross Tract	37.08	10.72	8.20		56.00
3 Floodplain	0.00	0.00	0.00		0.00
4 Previously Dedicated Land	0.00	0.00	0.00		0.00
5 Net Tract (NTA)	37.08	10.72	8.20		56.00
6 TCP Number	TCP2-053-02				
7 Property Description or Subdivision Name	The Venue (Greater Morning Star Pentecostal Church)				
8 Is this site subject to the 1989 or 1991 Ordinance	N				
9 Is this site subject to the 1991 Ordinance	N				
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N				
11 Is this one (1) single family lot? (Y or N)	N				
12 Are there prior TCP approvals which include a	N				
13 Combination of this lot's (Y or N)	N				
14 Is any portion of the property in a WC Bank? (Y or N)	N				
15 Break-even Point (preservation) =	9.50 acres				
16 Clearing permitted w/o reforestation =	2.53 acres				

SECTION II-Determining Requirements (Enter acres for each corresponding column)					
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)	
17 Existing Woodland		12.11	0.00		
18 Woodland Conservation Threshold (WCT) =	18.57%				
19 Smaller of 17 or 18		5.95			
20 Woodland above WCT		3.16			
21 Woodland cleared		7.48	0.00	0.00	
22 Woodland cleared above WCT (smaller of 16 or 17)		3.16			
23 Clearing above WCT (0.25 : 1) replacement requirement		0.79			
24 Woodland cleared below WCT		4.32			
25 Clearing below WCT (2:1 replacement requirement)		0.63			
26 Afforestation Required Threshold (AFT) =	7.50%				
27 Off-site WCA being provided on this property		0.00			
28 Woodland Conservation Required		14.85			

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)					
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)	
29 Woodland Preservation		4.83			
30 Afforestation / Reforestation		4.83			
31 Natural Regeneration		4.83			
32 Landscape Credits		0.00			
33 Specimen Historic Tree Credit (CRZ Area * 2.0)	0.00	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00			
36 Area approved for fee-in-lieu		0.00			\$0.00
37 Off-site Woodland Conservation Credits Required		0.00			
38 Off-site WCA (preservation) being provided on this property		0.00			
39 Off-site WCA (afforestation) being provided on this property		0.00			
40 Woodland Conservation Provided		14.85			
41 Area of woodland not cleared		4.83			
42 Net tract woodland retained not part of requirements:		0.05			
43 100-Footplain woodland retained		0.00			
44 On-site woodland conservation provided		14.05			
45 On-site woodland conservation alternatives provided		0.00			
46 On-site woodland retained not credited		0.05			
47 Prepared by	Signed	Date			

*NOTE: 3.63 Ac. Natural Regeneration Area per approved TCP2-053-02 plus an additional 1.20 Ac. Natural Regeneration Area that has grown since the approval of TCP2-053-02 for a total of 4.83 Ac. per this TCP1 014-2014.

CHURCH PROPERTY WCO WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County					
SECTION I-Establishing Site Information (Enter acres for each zone)					
1 Zone	1-3	R-T	R-55	Totals	
2 Gross Tract	36.07	2.19	0.00		38.26
3 Floodplain	0.00	0.00	0.00		0.00
4 Previously Dedicated Land	0.00	0.00	0.00		0.00
5 Net Tract (NTA)	36.07	2.19	0.00		38.26
6 TCP Number	TCP2-053-03				
7 Property Description or Subdivision Name	The Venue (Greater Morning Star Pentecostal Church)				
8 Is this site subject to the 1989 or 1991 Ordinance	N				
9 Is this site subject to the 1991 Ordinance	N				
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N				
11 Is this one (1) single family lot? (Y or N)	N				
12 Are there prior TCP approvals which include a	N				
13 Combination of this lot's (Y or N)	N				
14 Is any portion of the property in a WC Bank? (Y or N)	N				
15 Break-even Point (preservation) =	6.25 acres				
16 Clearing permitted w/o reforestation =	1.31 acres				

SECTION II-Determining Requirements (Enter acres for each corresponding column)					
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)	
17 Existing Woodland		7.57	0.00		
18 Woodland Conservation Threshold (WCT) =	15.28%	5.94			
19 Smaller of 17 or 18		5.94			
20 Woodland above WCT		1.63			
21 Woodland cleared		2.94	0.00	0.00	
22 Woodland cleared above WCT (smaller of 16 or 17)		1.63			
23 Clearing above WCT (0.25 : 1) replacement requirement		0.41			
24 Woodland cleared below WCT		2.31			
25 Clearing below WCT (2:1 replacement requirement)		1.31			
26 Afforestation Required Threshold (AFT) =	7.50%				
27 Off-site WCA being provided on this property		0.00			
28 Woodland Conservation Required		7.85			

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)					
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)	
29 Woodland Preservation		4.98			
30 Afforestation / Reforestation		4.98			
31 Natural Regeneration		0.00			
32 Landscape Credits		0.00			
33 Specimen Historic Tree Credit (CRZ Area * 2.0)	0.00	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00			
36 Area approved for fee-in-lieu		0.00			\$0.00
37 Off-site Woodland Conservation Credits Required		0.00			
38 Off-site WCA (preservation) being provided on this property		0.00			
39 Off-site WCA (afforestation) being provided on this property		0.00			
40 Woodland Conservation Provided		7.85			
41 Area of woodland not cleared		4.83			
42 Net tract woodland retained not part of requirements:		0.05			
43 100-Footplain woodland retained		0.00			
44 On-site woodland conservation provided		7.85			
45 On-site woodland conservation alternatives provided		0.00			
46 On-site woodland retained not credited		0.05			
47 Prepared by	Signed	Date			

*To mitigate clearing 2.44 acres of forest on the church property, The Venue is responsible for bonding, planting and maintaining reforestation/afforestation areas:

NRA-4A - 0.17 Acres
NRA-10A - 0.44 Acres
NRA-5B - 0.18 Acres
NRA-6A - 0.12 Acres
Total 0.91 Acres

The following reforestation/afforestation areas shown on this TCP11 (53-02-01) and are shown here for clarity:

NRA-6C - 0.81 Acres
NRA-10B - 1.03 Acres
NRA-11A - 0.41 Acres
Total 2.23 Acres

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NRA)	WOODLAND AFFORESTATION AREA (NRA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (NR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.98	0.00	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4.54	0.00	6.54	0.01	0.00	0.06	0.00	0.00	0.03	0.44	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.98	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.93	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.00	0.16	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.91	0.17	0.00	0.00	1.13
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.28	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.84	0.00	0.00	0.00	0.00	0.84	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	14.85	0.00	0.00	4.58	4.64	0.05	0.00	4.83

THE VENUE PROPERTY WCO WORKSHEET

Venue-Standard Woodland Conservation Worksheet for Prince George's County					
SECTION I-Establishing Site Information (Enter acres for each zone)					
1 Zone	1-3	R-T	R-55	Totals	
2 Gross Tract	6.39	8.55	6.20		15.14
3 Floodplain	0.00	0.00	0.00		0.00
4 Previously Dedicated Land	0.00	0.00	0.00		0.00
5 Net Tract (NTA)	6.39	8.55	6.20		15.14
6 TCP Number	TCP2-053-03				
7 Property Description or Subdivision Name	The Venue (Greater Morning Star Pentecostal Church)				
8 Is this site subject to the 1989 or 1991 Ordinance	N				
9 Is this site subject to the 1991 Ordinance	N				
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N				
11 Is this one (1) single family lot? (Y or N)	N				
12 Are there prior TCP approvals which include a	N				
13 Combination of this lot's (Y or N)	N				
14 Is any portion of the property in a WC Bank? (Y or N)	N				
15 Break-even Point (preservation) =	3.31 acres				
16 Clearing permitted w/o reforestation =	1.25 acres				

SECTION II-Determining Requirements (Enter acres for each corresponding column)					
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)	
17 Existing Woodland		4.54	0.00		
18 Woodland Conservation Threshold (WCT) =	19.87%	3.01			
19 Smaller of 17 or 18		3.01			
20 Woodland above WCT		1.53			
21 Woodland cleared		4.54	0.00	0.00	
22 Woodland cleared above WCT (smaller of 16 or 17)		1.53			
23 Clearing above WCT (0.25 : 1) replacement requirement		0.38			
24 Woodland cleared below WCT		3.01			
25 Clearing below WCT (2:1 replacement requirement)		0.62			
26 Afforestation Required Threshold (AFT) =	7.50%				
27 Off-site WCA being provided on this property		0.00			
28 Woodland Conservation Required		6.40			

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)					
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)	
29 Woodland Preservation		0.00			
30 Afforestation / Reforestation		4.98			
31 Natural Regeneration		0.00			
32 Landscape Credits		0.00			
33 Specimen Historic Tree Credit (CRZ Area * 2.0)	0.00	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00			
36 Area approved for fee-in-lieu		0.00			\$0.00
37 Off-site Woodland Conservation Credits Required		0.00			
38 Off-site WCA (preservation) being provided on this property		0.00			
39 Off-site WCA (afforestation) being provided on this property		0.00			
40 Woodland Conservation Provided		6.40			
41 Area of woodland not cleared		0.00			
42 Net tract woodland retained not part of requirements:		0.00			
43 100-Footplain woodland retained		0.00			
44 On-site woodland conservation provided		0.00			
45 On-site woodland conservation alternatives provided		0.00			
46 On-site woodland retained not credited		0.00			
47 Prepared by	Signed	Date			

*To mitigate clearing 4.54 acres of forest on The Venue property, The Venue is responsible for bonding, planting and maintaining reforestation/afforestation areas:

NRA-4A - 0.41 Acres
NRA-5A - 0.33 Acres
NRA-6B - 0.58 Acres
Total 1.40 Acres

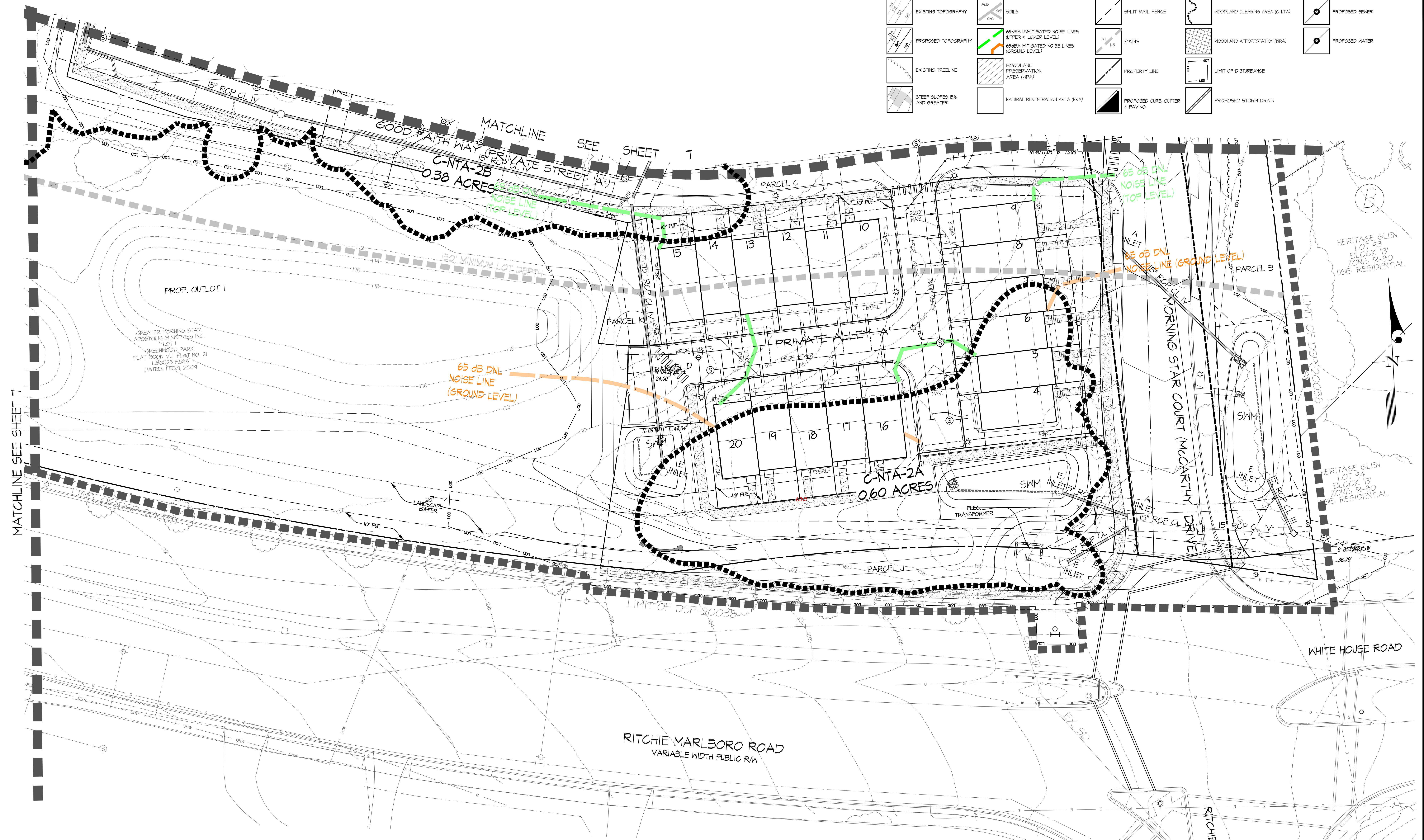
GREATER MORNING STAR APOSTOLIC CHURCH & THE VENUE TYPE II TREE CONSERVATION PLAN No. 053-02-03

DATA TABLES

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	I-3, R-T, R-55
ADMINISTRATIVE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TAG)	74-F4
ADMINISTRATIVE	WSSC GRID (SHEET 20)	2025604
ADMINISTRATIVE	POLICY ANALYSIS ZONE (PAZ)	N/A
ADMINISTRATIVE	PLANNING AREA	15
ADMINISTRATIVE	ELECTION DISTRICT (ED)	15-KENT
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2002 ZONE (TIER)	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ-COG)	1085
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	2452

LEGEND

EXISTING TOPOGRAPHY	SOILS	SPLIT RAIL FENCE	WOODLAND CLEARING AREA (C-NTA)	PROPOSED SEWER
PROPOSED TOPOGRAPHY	65DBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)	ZONING	WOODLAND AFFORESTATION (WFA)	PROPOSED WATER
EXISTING TREELINE	65DBA MITIGATED NOISE LINES (GROUND LEVEL)	PROPERTY LINE	LIMIT OF DISTURBANCE	
STEEP SLOPES 15% AND GREATER	WOODLAND PRESERVATION AREA (WPA)	PROPOSED CURB, GUTTER & PAVING	PROPOSED STORM DRAIN	
	NATURAL REGENERATION AREA (NRA)			



WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WFA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSIGNED CLEARED (NR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.23	0.00	6.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.00
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.75	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.41	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.11
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.47
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.38	4.64	0.05	0.00	4.83

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

LANDSCAPE ARCHITECT

05/05/2021

STATE OF MARYLAND

M-NOPPC

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCP11-053-02

APPROVED BY	DATE	REASON FOR REVISION
JOHN MARONOVICH	05/05/2021	INITIAL REVIEW
MARY KEE	05/05/2021	REVIEWED PER SITE PLAN REVISION
		REVIEWED PER SITE PLAN REVISION
		REVIEWED PER SITE PLAN REVISION
		REVIEWED PER SITE PLAN REVISION

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPLICATION NAME: GREATER MORNING STAR

APPLICATION NO.: CGP-02018-03

TOPIC NO.: TOPS-06040-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATES BETWEEN 7/5/2017 AND 7/5/2021

SIGNATURE APPROVAL DATE:

Capers, William

Digital Signature: Capers, William

05/05/2021

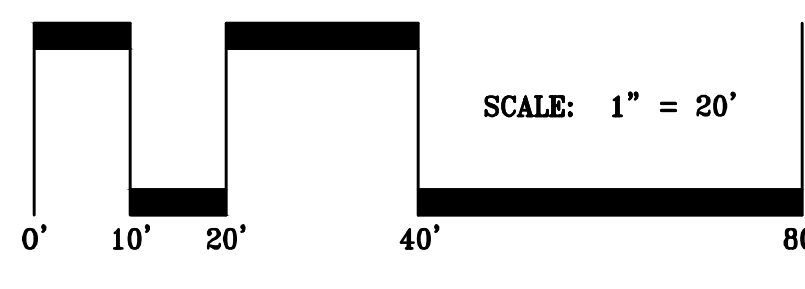
GLW

PLANNING [ENGINEERING] SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM

PHONE: 301-421-4024 | BALT: 410-880-1800 | DC/VA: 301-589-2524 | FAX: 301-421-4188

DESIGNED BY	MFC				
DRAWN BY	TMS				
CHECKED BY	MFC				
DATE		REVISION		BY	APPR.



GREENWOOD PARK, LLC

6110 EXECUTIVE BLVD

SUITE 310

ROCKVILLE, MD 20852

MR. SEVAG BALIAN

301-864-6500

SCALE	1"=20'
ZONING	R-T/R-55/I-3
TAX MAP	- GRID
DATE	MAY 2021
	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93

PARCELS A-H, J-N, P-T & OUTLOT 1

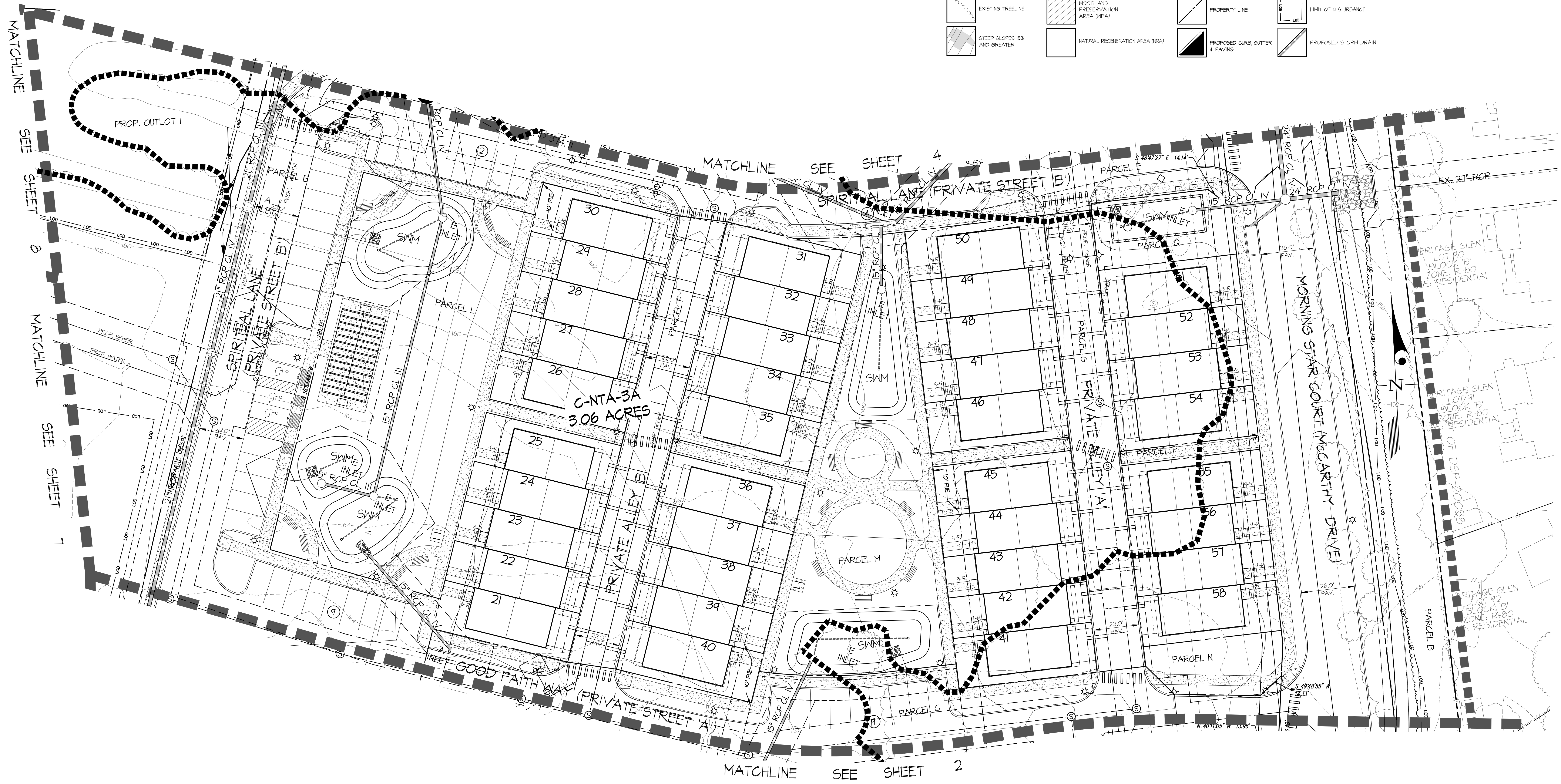
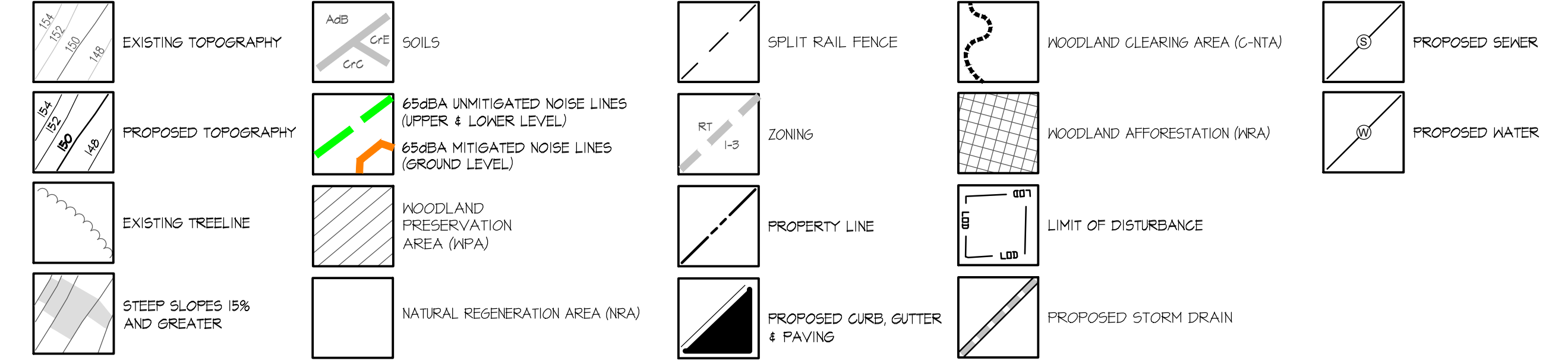
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"

PLAT BOOK V 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13

PRINCE GEORGE'S COUNTY, MARYLAND

LEGEND



WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	60055 TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WFA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (NR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.98	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.91	0.11	0.00	0.00	1.13
10	4.84	0.00	4.84	0.94	0.00	0.00	0.00	0.00	0.94	1.46	0.00	0.00	0.44
11	3.33	0.00	3.33	0.26	0.00	0.00	0.00	0.00	0.23	0.50	0.00	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	1.48	0.00	0.00	4.56	4.64	0.00	0.00	4.83

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Guttschick, Little & Weber, P.A.
3409 National Drive, Suite 250
Baltimore, Maryland 21206
Ph: (301) 421-4024 Fax: (301) 421-4166
E-mail: kfoster@gkpa.com

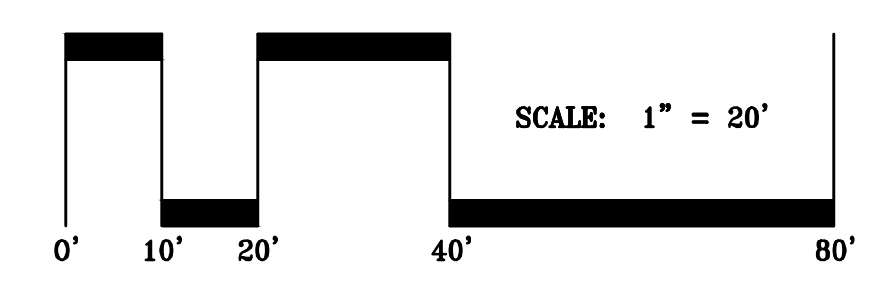
APPROVED BY	DATE	REASON FOR REVIEW
JOHN MARAVICH	09/15/2021	DISP-02018
KIM FINCH	09/15/2021	DISP-02018
Mary Lea	9/22/2021	DISP-02018
		DISP-02018
		DISP-02018
		DISP-02018

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: GREATER MORNING STAR
APPLICATION NO.: DSP-02018-05
TOPNO: TCP2-053-02-02
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED SEPTEMBER 23, 2021
SIGNATURE APPROVAL DATE:
Capers, William
Digitally signed by Capers, William
DN: cn=William Capers, o=Prince George's County, ou=Planning Commission, email=wcapers@princegeorgescountymd.gov, c=US



DESIGNED BY	DATE	REVISION	BY	APPR.
MFC				
DRAWN BY				
TMS				
CHECKED BY				
MFC				



GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE
1"=20'

DATE
MAY 2021

ZONING
R-T/R-55/
I-3

TAX MAP - GRID
74-F4

TCP II CONSERVATION PLAN

THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13

G. L. W. FILE NO.
16079

SHEET
3 OF 13

PRINCE GEORGE'S COUNTY, MARYLAND

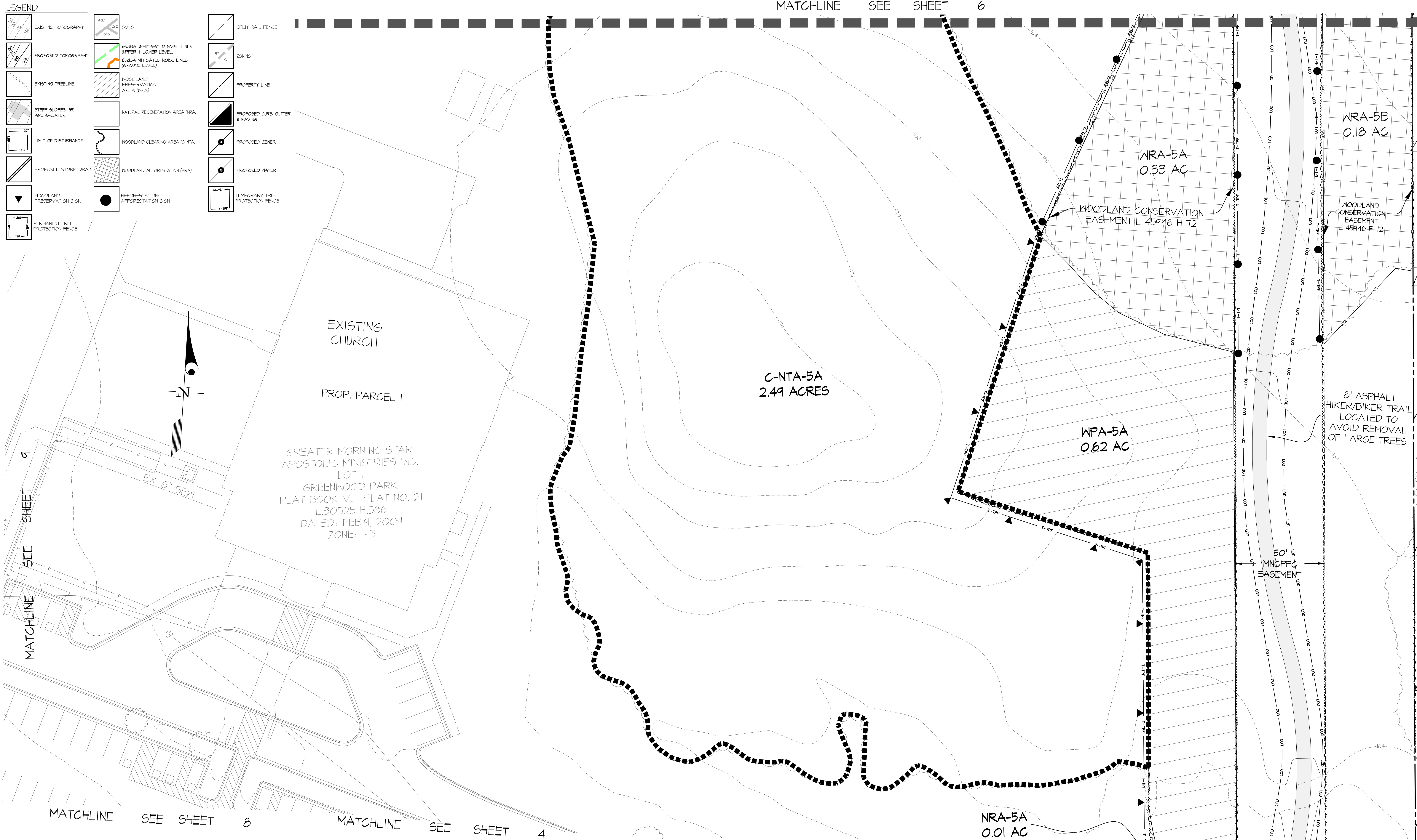


LEGEND

EXISTING TOPOGRAPHY
PROPOSED TOPOGRAPHY
EXISTING TREELINE
STEEP SLOPES 15% AND GREATER
LIMIT OF DISTURBANCE
PROPOSED STORM DRAIN
WOODLAND PRESERVATION SIGN
PERMANENT TREE PROTECTION FENCE

SOILS
65dBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
65dBA MITIGATED NOISE LINES (GROUND LEVEL)
WOODLAND PRESERVATION AREA (WPA)
NATURAL REGENERATION AREA (NRA)
WOODLAND CLEARING AREA (C-NTA)
WOODLAND AFFORESTATION (WRA)
REFORESTATION/AFFORESTATION SIGN

SPLIT RAIL FENCE
ZONING
PROPERTY LINE
PROPOSED CURB, GUTTER & PAVING
PROPOSED SEWER
PROPOSED WATER
TEMPORARY TREE PROTECTION FENCE



WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GRASS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (MTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WRA-C)	WOODLAND RETAINED / ASSIGNED CLEARED (WRA-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.25	0.00	6.25	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	5.91	0.00	5.91	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	4.84	0.00	4.84	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OVERALL	54.00	0.00	54.00	12.11	0.00	1.48	0.00	0.00	4.58	4.64	0.00	0.00	4.83

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: GREATER MORNING STAR
APPLICATION NO.: DSRP-02018-05

TOP NO.: TOP-053-02-02

SIGNATURE APPROVAL DATE: 09/05/2021

Capers, William

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Gutschick, Little & Weber, P.A.
2404 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

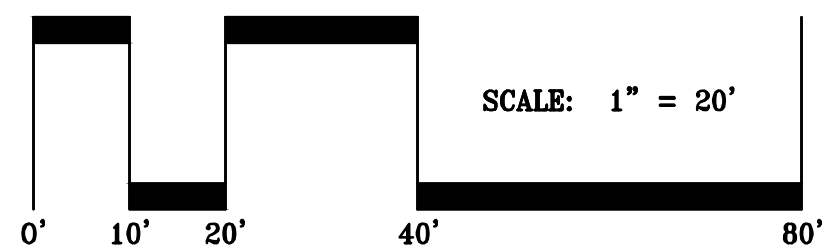
APPROVED BY	DATE	REASON FOR REVISION
1. KIM FINCH	09/13/2020	DISP-02018-05
2. Mary Sue	9/22/2021	DISP-02018-05
3.		
4.		
5.		

- NOTES:
- 1) REFORESTATION/AFFORESTATION/NATURAL REGENERATION PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.
 - 2) WRA-5A - INSTALL TREE PROTECTION DEVICES AND SIGNAGE PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE FIRST HOME TO BE CONSTRUCTED ON LOTS 81-83.

GLW
PLANNING [ENGINEERING] SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-680-1800 | DC/VA: 301-589-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APP'R.
MFC				
DRAWN BY				
TMS				
CHECKED BY				
MFC				



GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

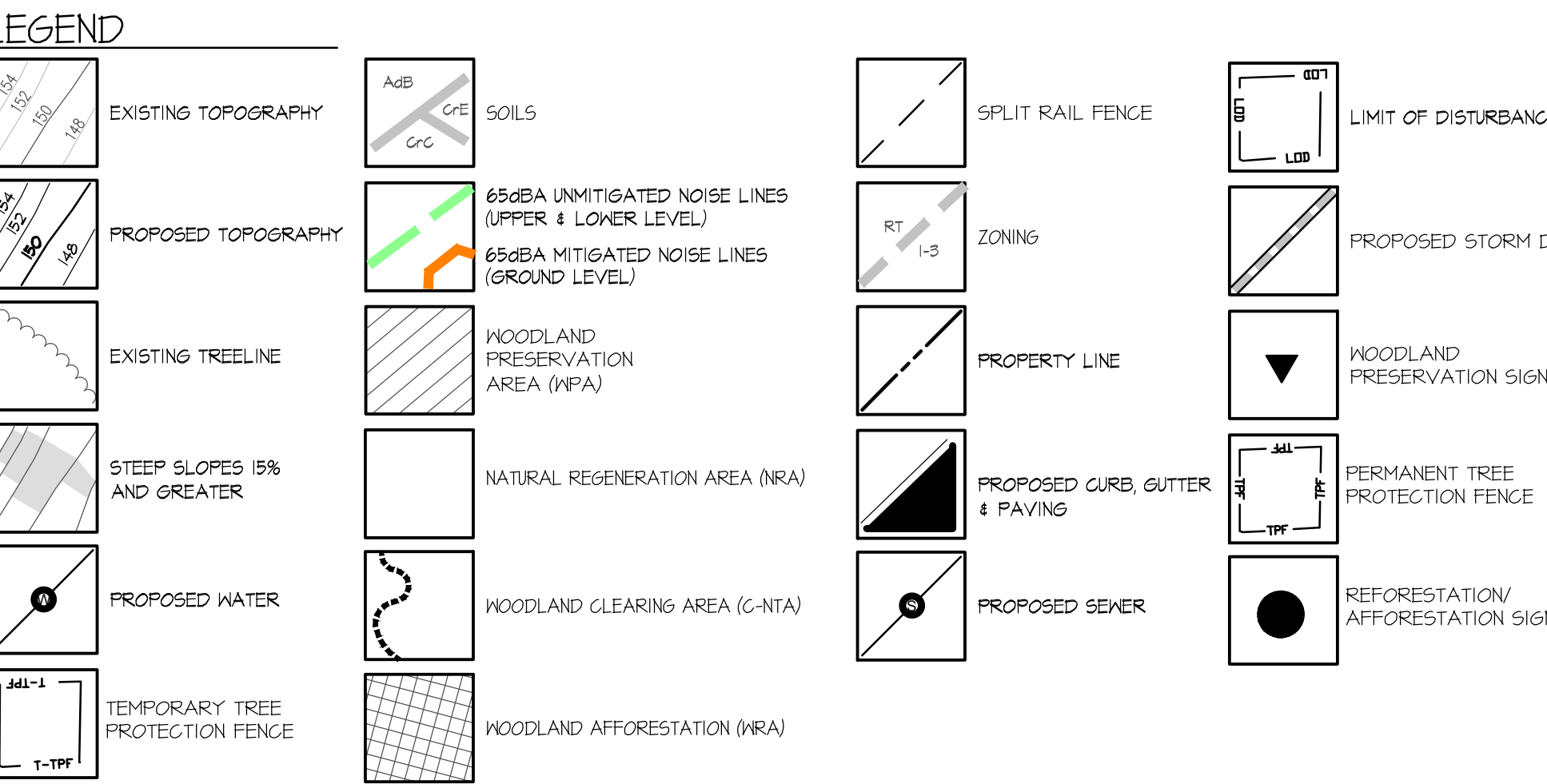
THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
16079

SHEET
5 OF 13



<p align="center">M-NCPPC PRIME & GEORGE'S COUNTRY CLUB (DEPARTMENT) ENVIRONMENTAL PLANNING SECTION</p> <p align="center">APPROVAL TREE CONSERVATION PLAN TCPI1-053-02</p>				
	APPROVED BY	DATE	DD#	REASON FOR REVISION
	JOHN MARKOWITZ	07/15/2002	DDP-0014	
01	KIM DION	06/25/2004	DDP-0014	UPDATED PER SITE PLAN REVISION
	<i>Mary Bea</i>	9/22/2021	DDP-0014	REVISED TOLLNELLER THE VESSEL UP TO 90 TONS/MSD LOTS
02			DDP-0015	
03			DDP-0015	
04				
05				

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Kevin Foster & Weber, P.A.
3404 National Drive, Suite 250
Burtensville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4166
E-mail: kfoster@kfwpa.com

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: GREATER MORNING STAR

APPLICATION NO.: DSP-02019-05

TOP NO.: TCP2-053-02-02

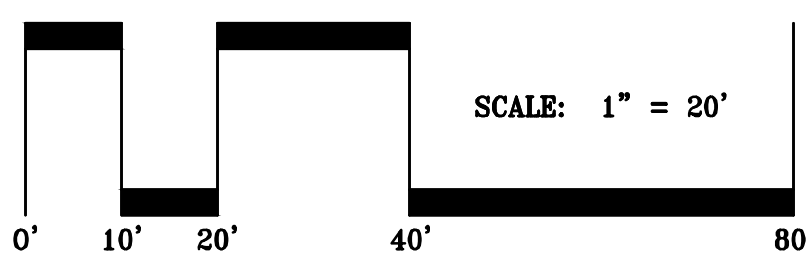
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR'S
APPROVAL DATED SEPTEMBER 23, 2021.

SIGNATURE APPROVAL DATE:

Capers, William Digitally signed by Capers,
William
Date: 2021.10.01 13:12:36
-0400

AUTHORIZED SIGNATURE

DESIGNED BY:					
MFC					
DRAWN BY:					
TMS					
CHECKED BY:					
MFC					
DATE	REVISION			BY	APP'R.



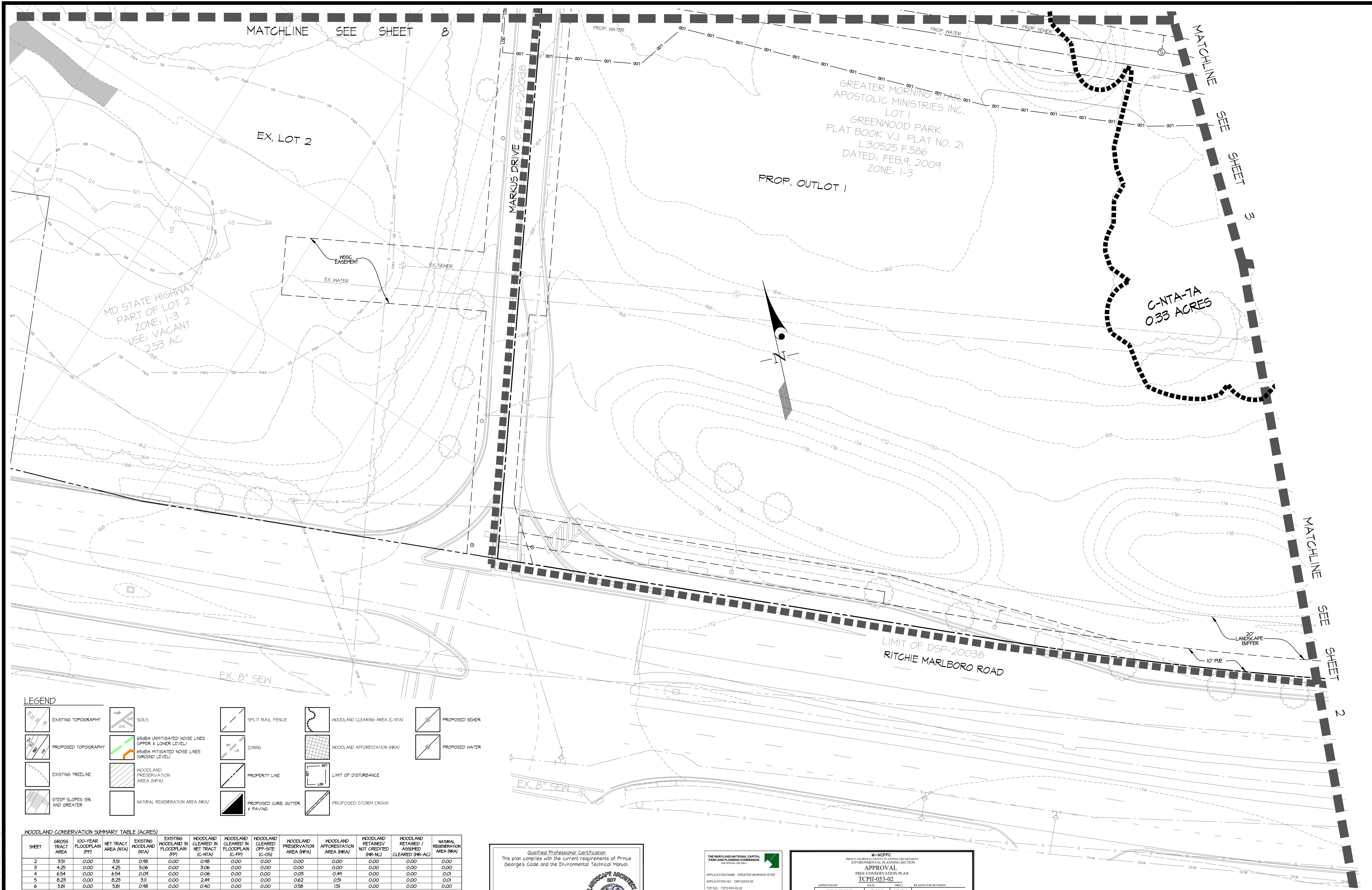
GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE 1"=20'	ZONING R-T/R-55/ I-3
DATE MAY 2021	TAX MAP - GRID 74-F4

KENT ELECTION DISTRICT, NO. 13

TCP II CONSERVATION PLAN

THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21



WOODLAND CONSERVATION SUMMARY TABLE (ACRES)												
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	EXISTING WOODLAND (NTA)	WOODLAND CLEARING IN NET TRACT (C-NTA)	WOODLAND CLEARING IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)	WOODLAND AFFORESTATION AREA (NRA)	WOODLAND RETAINED / NOT CREDITED (NRC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.06	0.00	0.00	0.03	0.44	0.00	0.01
5	8.23	0.00	8.23	5.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.01
6	5.91	0.00	5.91	0.48	0.00	0.40	0.00	0.00	0.58	0.50	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00
9	6.22	0.00	6.22	0.47	0.00	0.00	0.00	0.00	0.47	0.17	0.00	1.13
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	2.11
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	4.83

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Gutshick, Little & Weber, P.A.
5909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glw.com

LANDSCAPE ARCHITECT
05/03/2021
STATE OF MARYLAND

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: GREATER MORNING STAR
APPLICATION NO.: DSP-02018-05

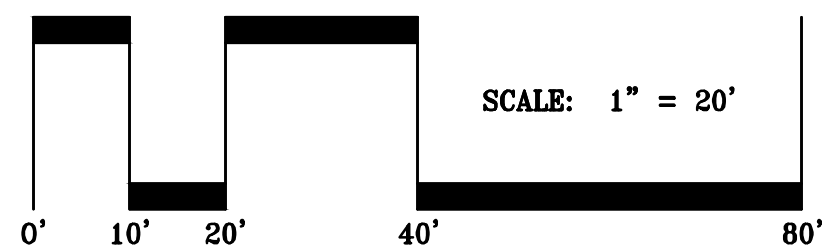
TOP NO.: TCP2-053-02-02

SIGNATURE APPROVAL DATE: 05/03/2021

Capers, William

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN TCP2-053-02			
DATE	REASON FOR REVISION	DATE	REASON FOR REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION
05/03/2021	REVISION FOR SITE PLAN REVISION	05/03/2021	REVISION FOR SITE PLAN REVISION

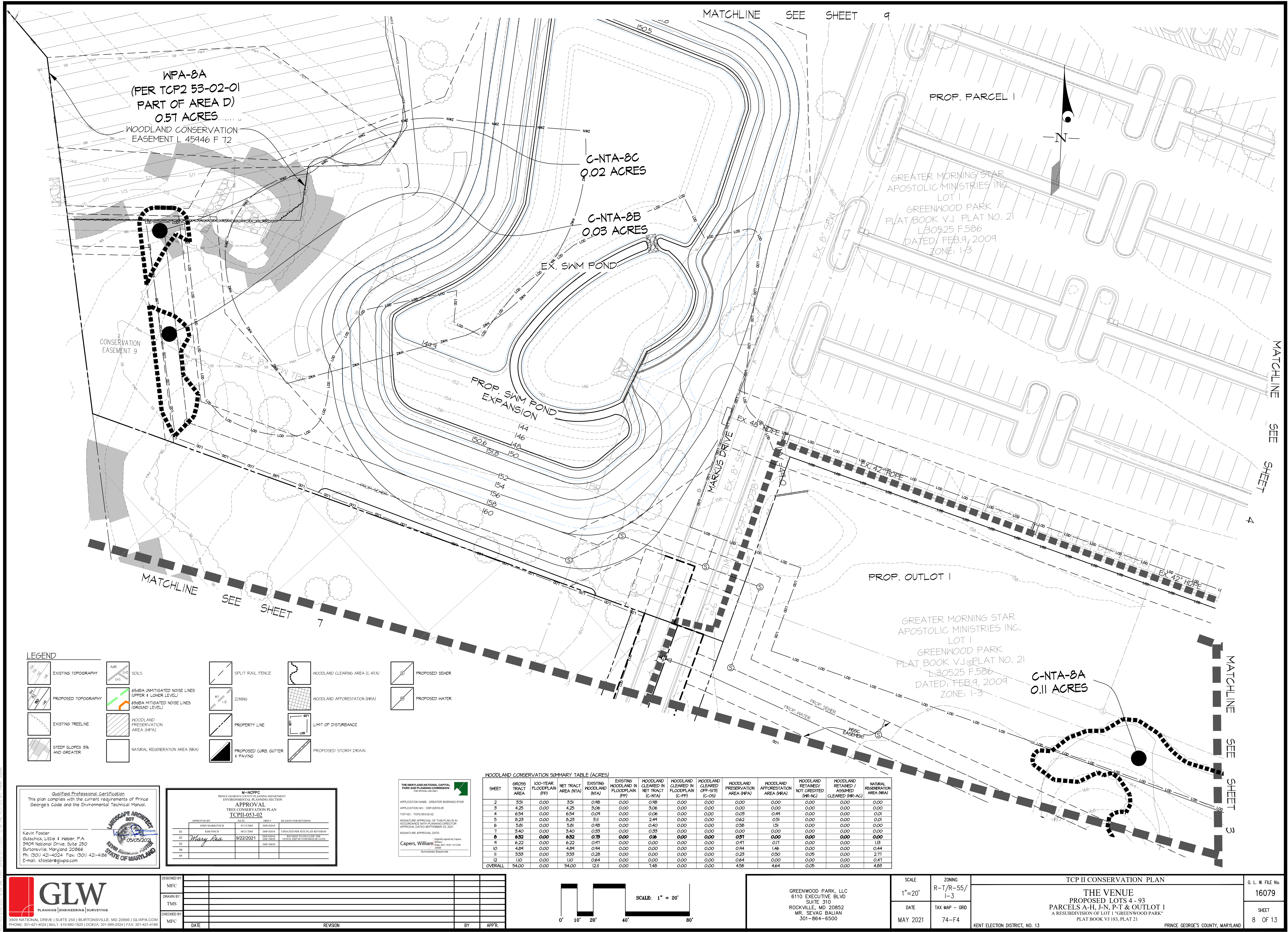
DESIGNED BY	DATE	REVISION	BY	APPR.
MFC				
DRAWN BY				
TMS				
CHECKED BY				
MFC				



GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN	
THE VENUE PROPOSED LOTS 4 - 93 PARCELS A-H, J-N, P-T & OUTLOT 1 A RESUBDIVISION OF LOT 1 "GREENWOOD PARK" PLAT BOOK VJ 183, PLAT 21	
KENT ELECTION DISTRICT, NO. 13	
PRINCE GEORGE'S COUNTY, MARYLAND	



- LEGEND**
- EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - EXISTING TREELINE
 - STEEP SLOPES 15% AND GREATER
 - SOILS
 - 65DBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
 - 65DBA MITIGATED NOISE LINES (GROUND LEVEL)
 - WOODLAND PRESERVATION AREA (WPA)
 - NATURAL REGENERATION AREA (NRA)
 - SPLIT RAIL FENCE
 - ZONING
 - PROPERTY LINE
 - PROPOSED CURB, GUTTER & PAVING
 - WOODLAND CLEARING AREA (C-NTA)
 - WOODLAND AFFORESTATION (WRA)
 - LIMIT OF DISTURBANCE
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - PROPOSED WATER

Qualified Professional Certification
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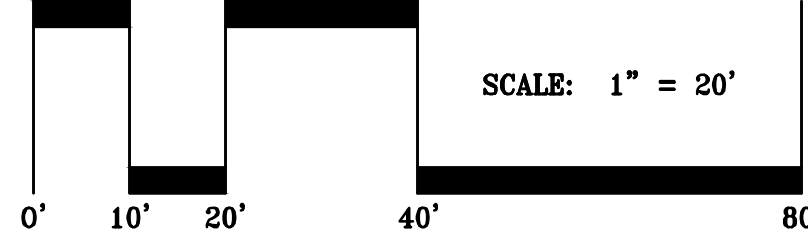
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN TCP11-053-02			
APPROVED BY	DATE	DATE	REASON FOR REVISION
JOHN MARGOLICH	07/15/2003	08/04/08	
KEVIN FOSTER	09/22/2021	09/22/2021	UPDATED PER SITE PLAN REVISION
Mary Lea			REVISED TO INCLUDE THE VISTULA TRAIL TOWARD THE LOTS

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
OF PRINCE GEORGE'S COUNTY

APPLICATION NAME: GREATER MORNING STAR
APPLICATION NO.: DGP-2003-05
TOPAD: TOP003-02-02
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED SEPTEMBER 23, 2021.

SIGNATURE APPROVAL DATE:
Signature: Capers, William
Date: 09/23/2021 10:10 AM
Title: Director
Authorized Signature

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)											
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (WPA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARING IN NET TRACT (C-NTA)	WOODLAND CLEARING IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSUMED CREDITED (NR-AC)
2	3.91	0.00	3.91	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.06	0.00	0.00	0.44	0.00	0.00
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.51	0.00	0.00
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	0.00	0.00
7	3.40	0.00	3.40	0.35	0.00	0.38	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.15	0.00	0.16	0.00	0.00	0.91	0.00	0.00
9	6.22	0.00	6.22	0.41	0.00	0.00	0.00	0.00	0.11	0.00	0.00
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	0.00	0.00
11	3.59	0.00	3.59	0.28	0.00	0.00	0.00	0.00	0.23	0.00	0.00
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	4.58	4.64	0.00	4.83



GREENWOOD PARK, LLC
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SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE
1"=20'

DATE
MAY 2021

ZONING
R-T/R-55/
I-3

TAX MAP - GRID
74-F4

TCP II CONSERVATION PLAN

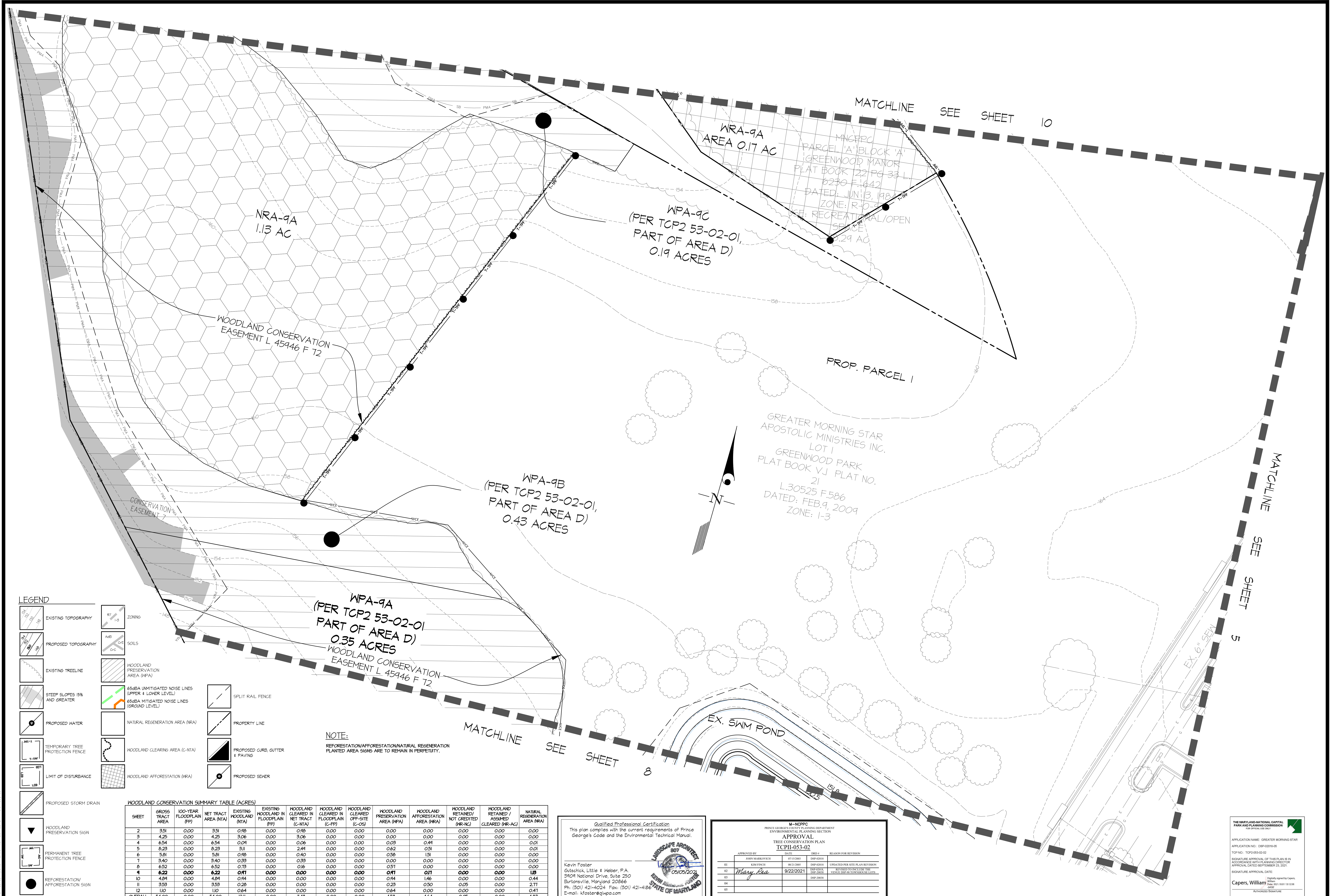
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PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
16079

SHEET
8 OF 13



LEGEND

EXISTING TOPOGRAPHY

PROPOSED TOPOGRAPHY

EXISTING TREELINE

STEEP SLOPES 15% AND GREATER

PROPOSED WATER

TEMPORARY TREE PROTECTION FENCE

LIMIT OF DISTURBANCE

PROPOSED STORM DRAIN

WOODLAND PRESERVATION SIGN

PERMANENT TREE PROTECTION FENCE

REFORESTATION/AFFORESTATION SIGN

ZONING

SOILS

WOODLAND PRESERVATION AREA (WPA)

65dBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)

65dBA MITIGATED NOISE LINES (GROUND LEVEL)

NATURAL REGENERATION AREA (NRA)

WOODLAND CLEARING AREA (C-NTA)

WOODLAND AFFORESTATION (WRA)

SPLIT RAIL FENCE

PROPERTY LINE

PROPOSED CURB, GUTTER & PAVING

PROPOSED SEWER

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)											
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00
4	6.34	0.00	6.34	0.04	0.00	0.06	0.00	0.00	0.00	0.00	0.00
5	6.23	0.00	6.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.18	0.00	0.16	0.00	0.00	0.51	0.00	0.00
9	6.22	0.00	6.22	0.41	0.00	0.00	0.00	0.00	0.41	0.00	0.00
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.28	0.50	0.00
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	4.83

NOTE:
REFORESTATION/AFFORESTATION NATURAL REGENERATION PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

LANDSCAPE ARCHITECT
Kevin Foster
Guttschick, Little & Weber, P.A.
3409 National Drive, Suite 250
Baltimore, Maryland 21206
Ph: (501) 421-4024 Fax: (501) 421-4186
E-mail: kfoster@glwpa.com

05/05/2021
STATE OF MARYLAND

M-NGPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPH-053-02			
APPROVED BY	DATE	DEPT #	REASON FOR REVIEW
JOHN WARDENFELDER	07/13/2001	DEP-0001	UPDATED PER SITE PLAN REVISION
KIM FINCH	06/21/2001	DEP-0001	REVIEWED FOR TREE PLAN REVISION
Mary Bea	9/22/2021	DEP-0001	REVIEWED TO INCLUDE THE LATEST DESIGN INFORMATION
		DEP-0002	
		DEP-0003	
		DEP-0004	

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPLICATION NAME: GREATER MORNING STAR
APPLICATION NO.: CDP-02018-05

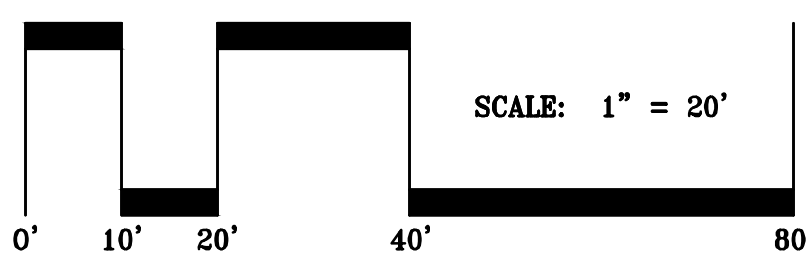
TCPH-053-02-02
SIGNATURE REMOVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED SEPTEMBER 23, 2021.

SIGNATURE APPROVAL DATE:
Capers, William
Digitally signed by Capers, William
Date: 2021.09.23 13:13:28 -0400
Authorized Signature

GLW
PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | (GLW)PA.COM
PHONE: (301) 421-4024 | BALT: 410-880-1850 | DC/VA: 301-589-2524 | FAX: 301-421-4186

DESIGNED BY	MFC				
DRAWN BY	TMS				
CHECKED BY	MFC				
DATE		REVISION		BY	APPR.



GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

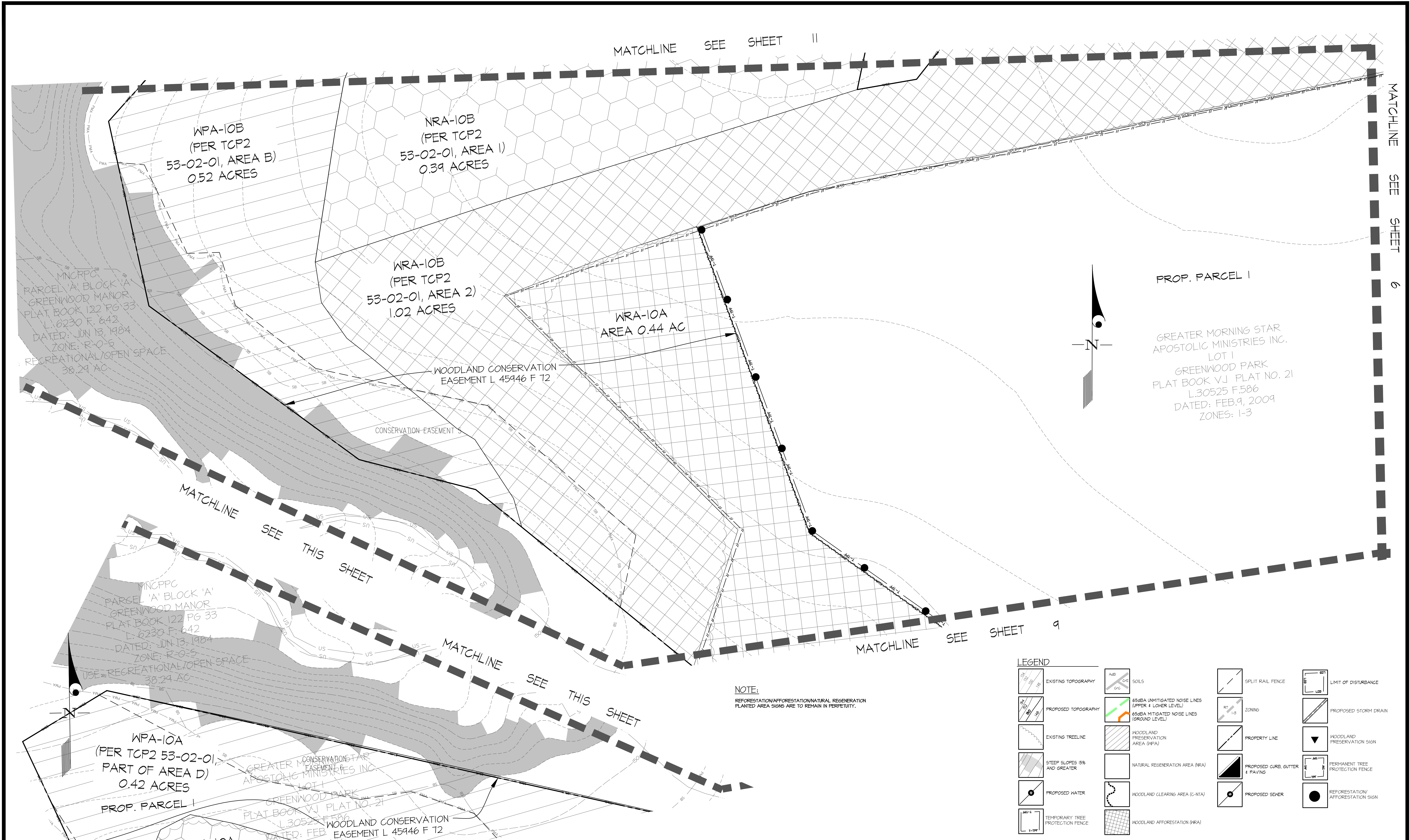
SCALE	1"=20'
DATE	MAY 2021

ZONING	R-T/R-55/ I-3
TAX MAP - GRID	74-F4

TCPH II CONSERVATION PLAN

THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13
PRINCE GEORGE'S COUNTY, MARYLAND



NOTE:
REFORESTATION/AFFORESTATION/NATURAL REGENERATION
PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.

LEGEND

EXISTING TOPOGRAPHY	SOILS	SPLIT RAIL FENCE	LIMIT OF DISTURBANCE
PROPOSED TOPOGRAPHY	65dBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)	ZONING	PROPOSED STORM DRAIN
EXISTING TREELINE	65dBA MITIGATED NOISE LINES (GROUND LEVEL)	PROPERTY LINE	WOODLAND PRESERVATION SIGN
STEEP SLOPES 15% AND GREATER	WOODLAND PRESERVATION AREA (WPA)	PROPOSED CURB, GUTTER & PAVING	PERMANENT TREE PROTECTION FENCE
PROPOSED WATER	NATURAL REGENERATION AREA (NRA)	PROPOSED SEWER	REFORESTATION/AFFORESTATION SIGN
TEMPORARY TREE PROTECTION FENCE	WOODLAND CLEARING AREA (C-NTA)		
	WOODLAND AFFORESTATION (WRA)		

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPF)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FPF)	WOODLAND TO BE CLEARED IN FLOODPLAIN (C-FPF)	WOODLAND TO BE CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (NR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00
4	6.34	0.00	6.34	0.04	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00
5	6.23	0.00	6.23	3.11	0.00	2.44	0.00	0.00	0.00	0.00	0.00	0.00
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.18	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	4.04	0.00	4.04	0.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	3.93	0.00	3.93	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OVERALL	54.00	0.00	54.00	12.11	0.00	1.48	0.00	4.58	4.64	0.00	0.00	4.63

APPROVAL

APPROVED BY	DATE	REASON FOR REVIEW
JOHN M. FINCH	9/22/2021	REVIEWED FOR SITE PLAN REVISION
MARY R. RAY	9/22/2021	REVIEWED FOR SITE PLAN REVISION

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

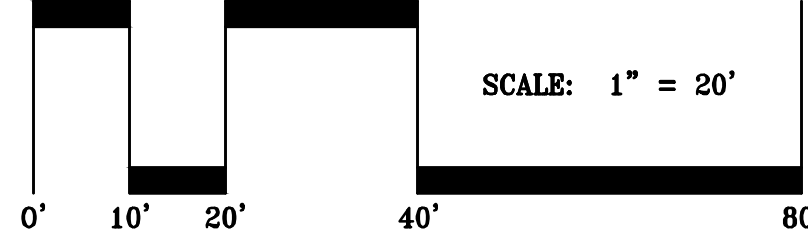
Kevin Foster
Gutnick, Little & Weber, P.A.
3404 National Drive, Suite 250
Baltimore, Maryland 21206
Ph: (301) 421-4024 | Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

LANDSCAPE ARCHITECT
05/05/2021
KEVIN FOSTER
STATE OF MARYLAND

GLW
PLANNING [ENGINEERING] SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONTOWN, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALTO: 410-580-1800 | DC/VA: 301-589-2524 | FAX: 301-421-4186

DESIGNED BY	MFC			
DRAWN BY	TMS			
CHECKED BY	MFC			
DATE		REVISION	BY	APPR.



GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE: 1"=20'

DATE: MAY 2021

ZONING: R-T/R-55/I-3

TAX MAP - GRID: 74-F4

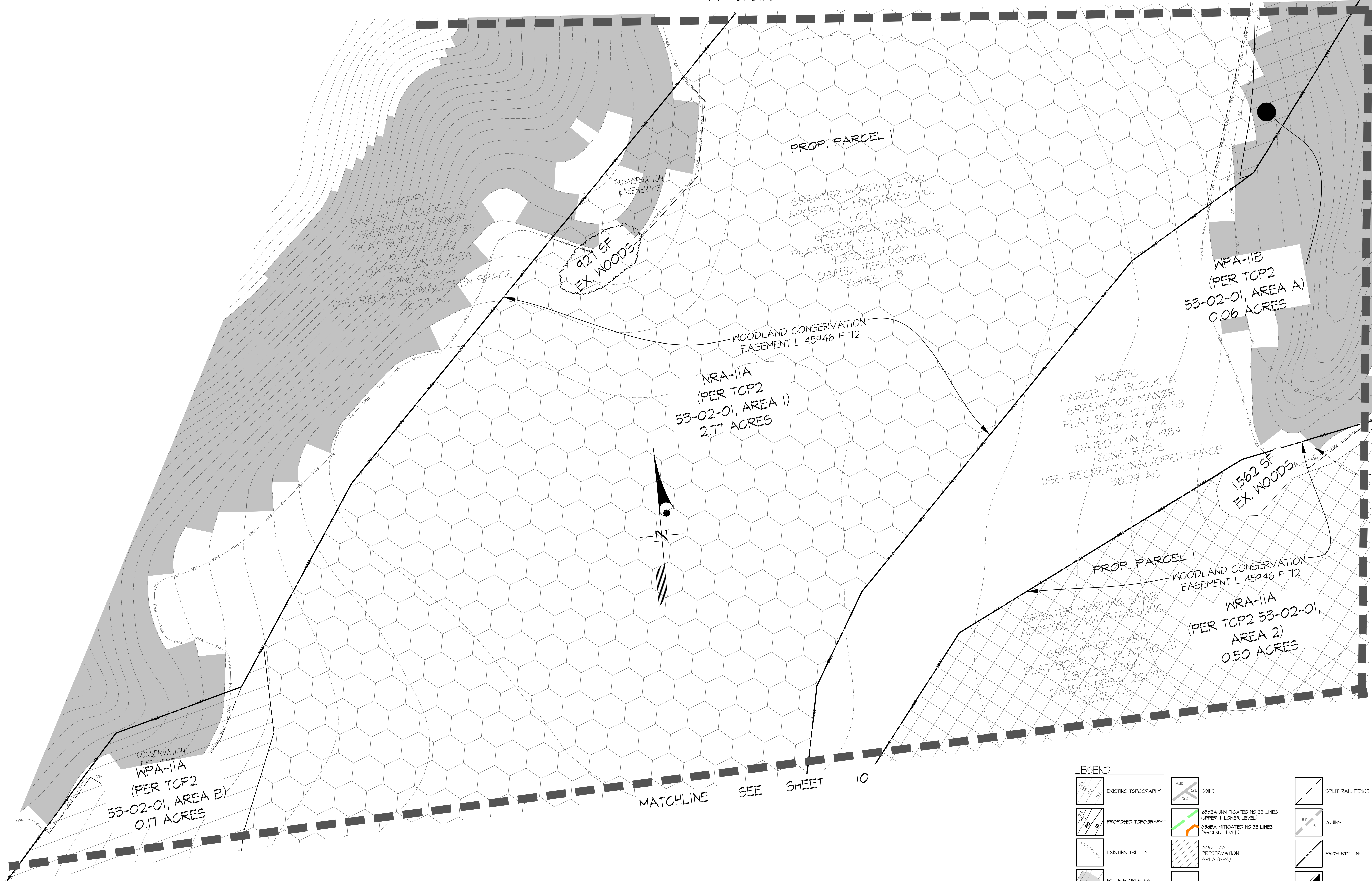
KENT ELECTION DISTRICT, NO. 13

TCPII CONSERVATION PLAN

THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

G. L. W. FILE NO. 16079

SHEET 10 OF 13



LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- STEEP SLOPES 15% AND GREATER
- PROPOSED WATER
- TEMPORARY TREE PROTECTION FENCE
- SOILS
- 65DBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
- 65DBA MITIGATED NOISE LINES (GROUND LEVEL)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND CLEARING AREA (C-NTA)
- WOODLAND AFFORESTATION (WRA)
- SPLIT RAIL FENCE
- ZONING
- PROPERTY LINE
- PROPOSED CURB, GUTTER & PAVING
- PROPOSED SEWER
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- WOODLAND PRESERVATION SIGN
- PERMANENT TREE PROTECTION FENCE
- REFORESTATION/AFFORESTATION SIGN

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)												
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.98	0.00	0.98	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00
5	9.29	0.00	9.29	3.11	0.00	2.44	0.00	0.00	0.00	0.00	0.00	0.00
6	5.81	0.00	5.81	0.98	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.15	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	4.94	0.00	4.94	0.94	0.00	0.00	0.00	0.00	0.94	1.46	0.00	0.44
11	3.58	0.00	3.58	0.28	0.00	0.00	0.00	0.00	0.28	0.50	0.00	2.11
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	4.83

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: GREATER MORNING STAR
APPLICATION NO.: DGP-02019-05
TOP NO.: TOP2-053-02-02
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED SEPTEMBER 23, 2021.
SIGNATURE APPROVAL DATE: 05/05/2021
SIGNED: William Capers
DATE: MAY 13 2021
AUTHORIZED SIGNATURE

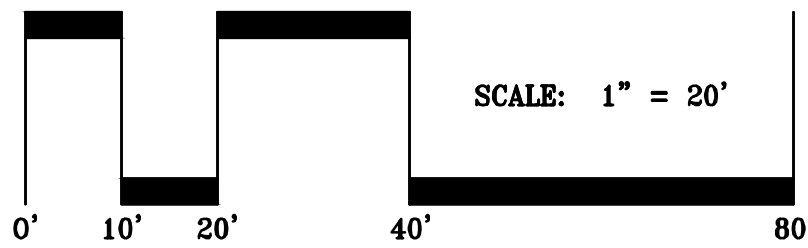
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11-053-02			
APPROVED BY	DATE	REASON FOR REVISION	
01 KIM MAMAYEVICH	05/13/2021	DP-02019-05	UPDATED PER SITE PLAN REVISION
02 Mary Rao	9/22/2021	DP-02019-05	REVISED TO INCLUDE THE VERTICAL DIMENSIONS TO THE LOTS
03		DP-02019-05	
04		DP-02019-05	
05		DP-02019-05	

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.
Kevin Foster
Gutschick, Little & Weber, P.A.
3404 National Drive, Suite 250
Burlington, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4162
E-mail: kfoster@glw.com



GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURLINGTON, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | FAX: 301-421-4162

DESIGNED BY	MFC	DATE	
DRAWN BY	TMS	DATE	
CHECKED BY	MFC	DATE	
REVISION	BY	DATE	APP'R



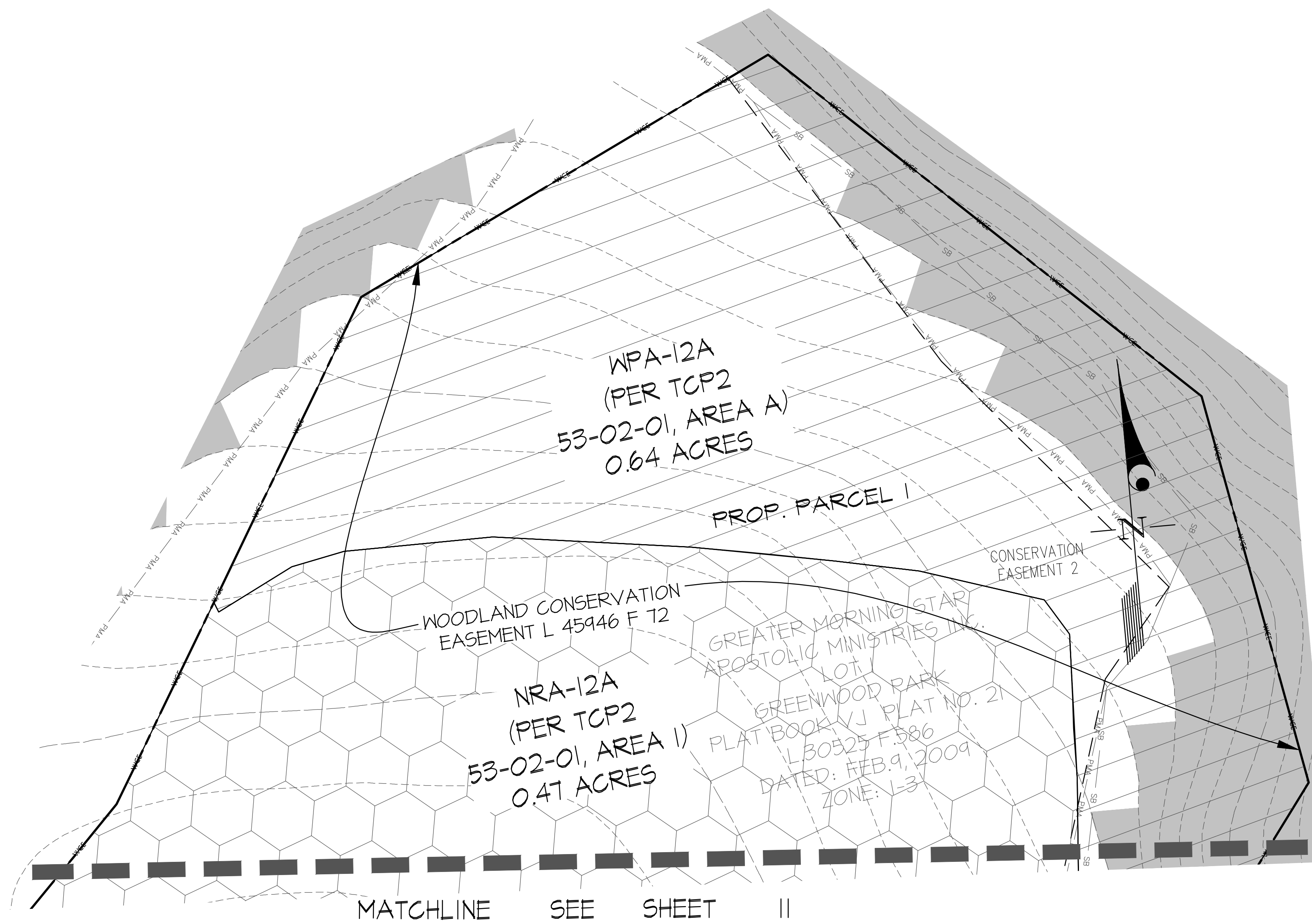
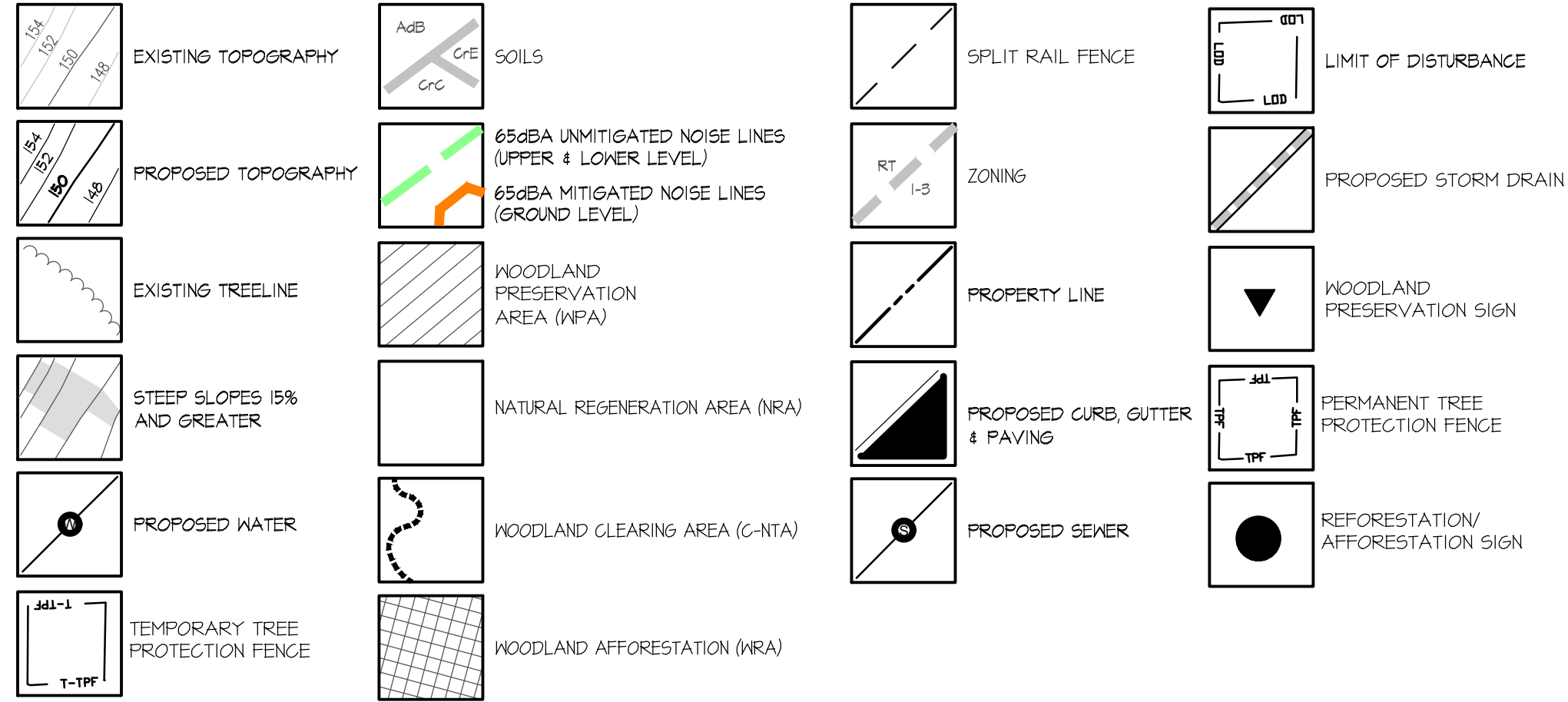
GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	1"=20'
ZONING	R-T/R-55/ I-3
DATE	MAY 2021
TAX MAP - GRID	74-F4

TCP11 CONSERVATION PLAN
THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21
KENT ELECTION DISTRICT, NO. 13
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.	16079
SHEET	11 OF 13

LEGEND



WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (WPA)	EXISTING WOODLAND IN FLOODPLAIN (WPA-FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WFA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSIGNED (NR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.01	0.00	0.06	0.00	0.00	0.44	0.00	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.59	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.41	0.00	0.00	0.00	0.00	0.41	0.11	0.00	0.00	1.13
10	4.94	0.00	4.94	0.44	0.00	0.00	0.00	0.00	0.44	0.00	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.84	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.47
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

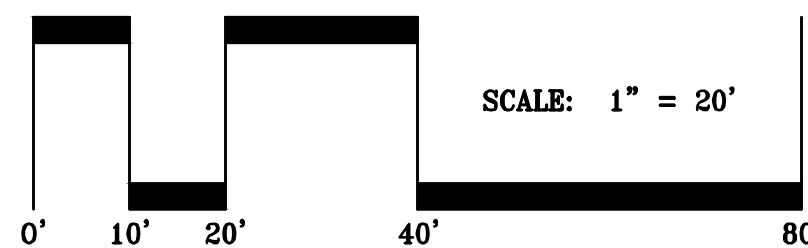


M-NCPDC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN TCPH-053-02			
APPROVED BY	DATE	DRD #	REASON FOR REVISION
JOHN MARKOVICH	07/15/2001	DRP-02014	
KIM FINCH	08/21/2007	DRP-02014	UPDATED PER SITE PLAN REVIEW
Mary Red	9/22/2021	DRP-02014	REVISED TREELINE TO VENUE LOT 1 TO ADJUST LOT LOTS
		DRP-04019	
		DRP-04019	

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION PROCEEDING 08-014	
APPLICATION NAME: GREATER MORNING STAR	
APPLICATION NO.: DRP-02014-05	
TCP NO.: TCP2-053-02-02	
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED SEPTEMBER 23, 2021	
SIGNATURE APPROVAL DATE:	
Signed by: William Capers, Director	
Date: 05/10/2021 10:12:38 AM	
Authorized Signature:	



DESIGNED BY	MFC			
DRAWN BY	TMS			
CHECKED BY	MFC			
DATE		REVISION		BY
				APP'R



GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	1"=20'	ZONING	R-T/R-55/ I-3
DATE	MAY 2021	TAX MAP - GRID	74-F4

TCP II CONSERVATION PLAN		G. L. W. FILE No.
THE VENUE PROPOSED LOTS 4 - 93 PARCELS A-H, J-N, P-T & OUTLOT 1 A RESUBDIVISION OF LOT 1 "GREENWOOD PARK" PLAT BOOK VJ 183, PLAT 21		16079
KENT ELECTION DISTRICT, NO. 13		SHEET
PRINCE GEORGE'S COUNTY, MARYLAND		12 OF 13

TCP-II PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance to the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs or any other objects to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
- Reforestation planning shall be done after the final grading is completed, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided herein.

TCP-II NOTES FOR TREE CONSERVATION

- Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$150 per square foot of woodland damaged or destroyed.
- The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be released as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- The location of all Tree Protection Devices (TPDs) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of Initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
- The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located so as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.
- The following are not allowed within a tree save area:
 - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.
- Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the Inspector.

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- Quantity: (see Plant Schedule)
- Type: (see Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous) shall show evidence of being cut (pruned) or stripped from the plant during the digging process. Substantial auxiliary/fibrous roots shall be present.
- Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
- Plants shall be shipped by the nursery immediately after lifting from the field or removal from the greenhouse, and planted immediately upon receipt by the landscape contractor.
- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their roots masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
- Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budburst. The most suitable months for planting are March and April, when the soil is moist, November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/building permit.
- Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up, or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method the Landscape Architect must be contacted and give his approval before planting may begin. Mechanical row planting is allowed as an alternative planting method for Planting Areas 14, 20 & 53 only.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting technique. If Mechanical row planting is used, all plant species required for each area shall be mixed together prior to placement on the planting machine to provide a random species planting configuration.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any are necessary, to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided by:

The Soil Testing Laboratory
Agronomy Department,
H.J. Patterson Hall
University of Maryland
College Park, Maryland 20742.

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Geisler, Little & Heber, P.A.
5804 National Drive, Suite 250
Burlington, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoerster@glwpa.com



M-NGPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN TCP-II-053-02			
APPROVED BY	DATE	DRD #	REASON FOR REVIEW
JOHN MARKOVICH	07/15/2001	DRP-0018	
JOHN MARKOVICH	07/15/2001	DRP-0018	UPON REVIEW OF THIS PLAN, THE REVIEWER HAS DETERMINED THAT THE PLAN IS IN COMPLIANCE WITH THE ENVIRONMENTAL PLANNING SECTION OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE.
Mary Lea	9/22/2021	DRP-0018	
JOHN MARKOVICH	07/15/2001	DRP-0018	
JOHN MARKOVICH	07/15/2001	DRP-0018	

THE MARYLAND NATIONAL CAPITAL PLANNING AND PLANNING COMMISSION	
APPLICATION NAME: GREATER MORNING STAR	
APPLICATION NO.: DRP-02016-05	
TCP NO.: TCP-053-02-02	
APPROVAL DATE: 07/15/2001	
APPROVED BY: JOHN MARKOVICH	
APPROVED DATE: 07/15/2001	
APPROVED SIGNATURE: [Signature]	

CONTINUED PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- These field tests will be processed for \$5 each, which includes the soil laboratory sending the test results to the Cooperative Extension Service of Prince George's County at the University of Maryland, who will then make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.
 - Fencing & Signage: Permanent tree protection fence (split rail fence) shall be placed at the rear of all lots that abut afforestation areas. (See Afforestation Area Fence Detail). The fencing and afforestation areas abutting proposed lots is subject to further evaluation at the time of builder site plans.
 - Planting Method: Consult the Planting Detail(s) shown on this plan. Mechanical row planting is allowed as an alternative planting method for Planting Areas 14, 20 & 53 only.
 - Mulching: Apply 2" thick layer of wood chip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
 - Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs./acre. No fescue grass type should be used in any planting area ground stabilization. For all planting areas, (including Area 14, 20 & 53 that may contain existing turfgrass groundcover), any existing fescue type grass shall be eliminated at each planting site or planting row with chemical herbicides. (Round-up or similar type).
 - Mowing: No mowing may occur within the limits of the afforestation/reforestation area.
 - Survival Check for Bond Release: The planting area is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.
 - Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 464-3065. Ruppert Environmental, Ashton, Maryland; Phone: (301)714-0400.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approval plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads to a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chain saw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

- Debris from the tree removal or pruning that occurs within 55 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 55 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches in diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

NOTE: The use of chain saws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.

- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NGPPC, Environmental Planning Section located on the 4th Floor of the County Administration Building at 14741 Governor Glen Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-452-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approval plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NGPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches in diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over-seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including and variety of Kentucky 31 fescue is not acceptable.

CONTINUED WOODLAND CONSERVATION AREA MANAGEMENT NOTES

- The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located so as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.
- The following are not allowed within a tree save area:
 - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.
- Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the Inspector.

REFORESTATION DATA			
TOTAL PROJECT SITE AREA =	54.0 ACRES		
REFORESTATION PROVIDED =	4.64 ACRES		
REFORESTATION REQUIRED =	4.64 ACRES		
CLEARED AREAS =	7.40 ACRES		
CLEARED AREAS IN FP=	0.00 ACRES		
WOODLAND PRESERVATION AREAS =	4.58 ACRES		
WOODLAND PRESERVATION NOT COUNTED =	0.05 ACRES		
TOTAL PLANTING REQUIRED:	1,000 SEEDLINGS/ SAPLING TREES PER AC. = 4,000 SEEDLINGS		
TOTAL PLANTING PROVIDED:	4.64 AC. - 4,640 SEEDLINGS		

PLANTING SCHEDULE

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-4A
0.44 Ac. Planting Area, 440 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	48	whips
Nyssa sylvatica/ Black Gum	14%	45	whips
Quercus palustris/ Pin Oak	10%	30	whips
Acer rubrum/ Red Maple	10%	30	whips
Sassafras albidum/ Sassafras	4%	15	whips
Cornus florida/ Dogwood	8%	34	whips
Amelanchier canadensis/ Serviceberry	8%	34	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-5A 0.33 Ac. Planting Area, 330 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	67	whips
Nyssa sylvatica/ Black Gum	14%	63	whips
Quercus palustris/ Pin Oak	10%	54	whips
Acer rubrum/ Red Maple	10%	54	whips
Sassafras albidum/ Sassafras	4%	30	whips
Cornus florida/ Dogwood	8%	26	whips
Amelanchier canadensis/ Serviceberry	8%	26	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-5B 0.17 Ac. Planting Area, 170 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	35	whips
Nyssa sylvatica/ Black Gum	14%	32	whips
Quercus palustris/ Pin Oak	10%	31	whips
Acer rubrum/ Red Maple	10%	31	whips
Sassafras albidum/ Sassafras	4%	15	whips
Cornus florida/ Dogwood	8%	14	whips
Amelanchier canadensis/ Serviceberry	8%	14	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-6A 0.12 Ac. Planting Area, 120 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	24	whips
Nyssa sylvatica/ Black Gum	14%	23	whips
Quercus palustris/ Pin Oak	10%	22	whips
Acer rubrum/ Red Maple	10%	22	whips
Sassafras albidum/ Sassafras	4%	11	whips
Cornus florida/ Dogwood	8%	11	whips
Amelanchier canadensis/ Serviceberry	8%	9	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-6B 0.58 Ac. Planting Area, 580 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	116	whips
Nyssa sylvatica/ Black Gum	14%	110	whips
Quercus palustris/ Pin Oak	10%	104	whips
Acer rubrum/ Red Maple	10%	104	whips
Sassafras albidum/ Sassafras	4%	52	whips
Cornus florida/ Dogwood	8%	47	whips
Amelanchier canadensis/ Serviceberry	8%	47	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-6C 0.21 Ac. Planting Area, 210 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	162	whips
Nyssa sylvatica/ Black Gum	14%	154	whips
Quercus palustris/ Pin Oak	10%	146	whips
Acer rubrum/ Red Maple	10%	146	whips
Sassafras albidum/ Sassafras	4%	72	whips
Cornus florida/ Dogwood	8%	65	whips
Amelanchier canadensis/ Serviceberry	8%	65	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-1A 0.17 Ac. Planting Area, 170 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	35	whips
Nyssa sylvatica/ Black Gum	14%	32	whips
Quercus palustris/ Pin Oak	10%	31	whips
Acer rubrum/ Red Maple	10%	31	whips
Sassafras albidum/ Sassafras	4%	15	whips
Cornus florida/ Dogwood	8%	14	whips
Amelanchier canadensis/ Serviceberry	8%	14	whips

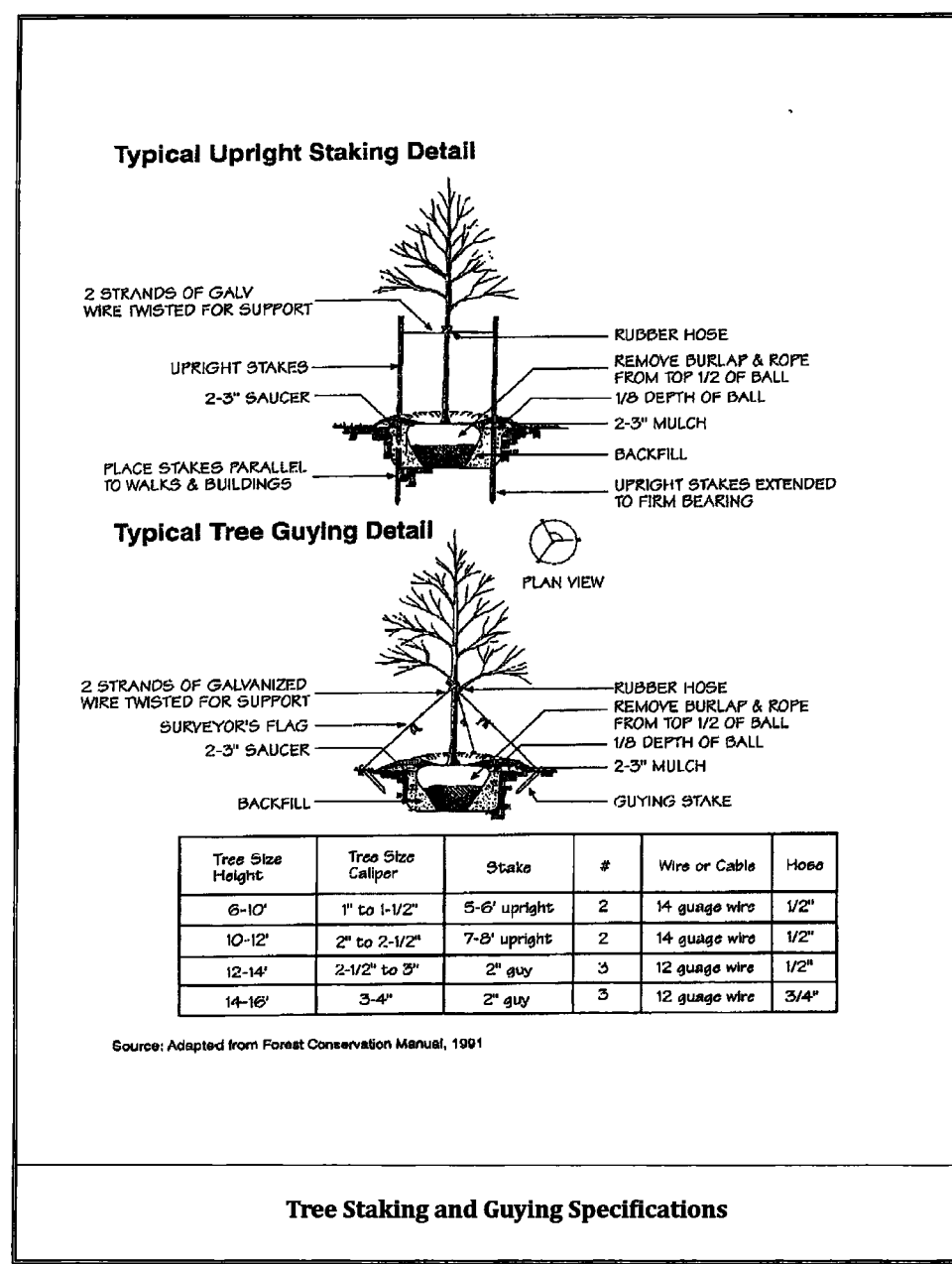
UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-10A 0.44 Ac. Planting Area, 440 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	80	whips
Nyssa sylvatica/ Black Gum	14%	80	whips
Quercus palustris/ Pin Oak	10%	74	whips
Acer rubrum/ Red Maple	10%	74	whips
Sassafras albidum/ Sassafras	4%	44	whips
Cornus florida/ Dogwood	8%	38	whips
Amelanchier canadensis/ Serviceberry	8%	38	whips

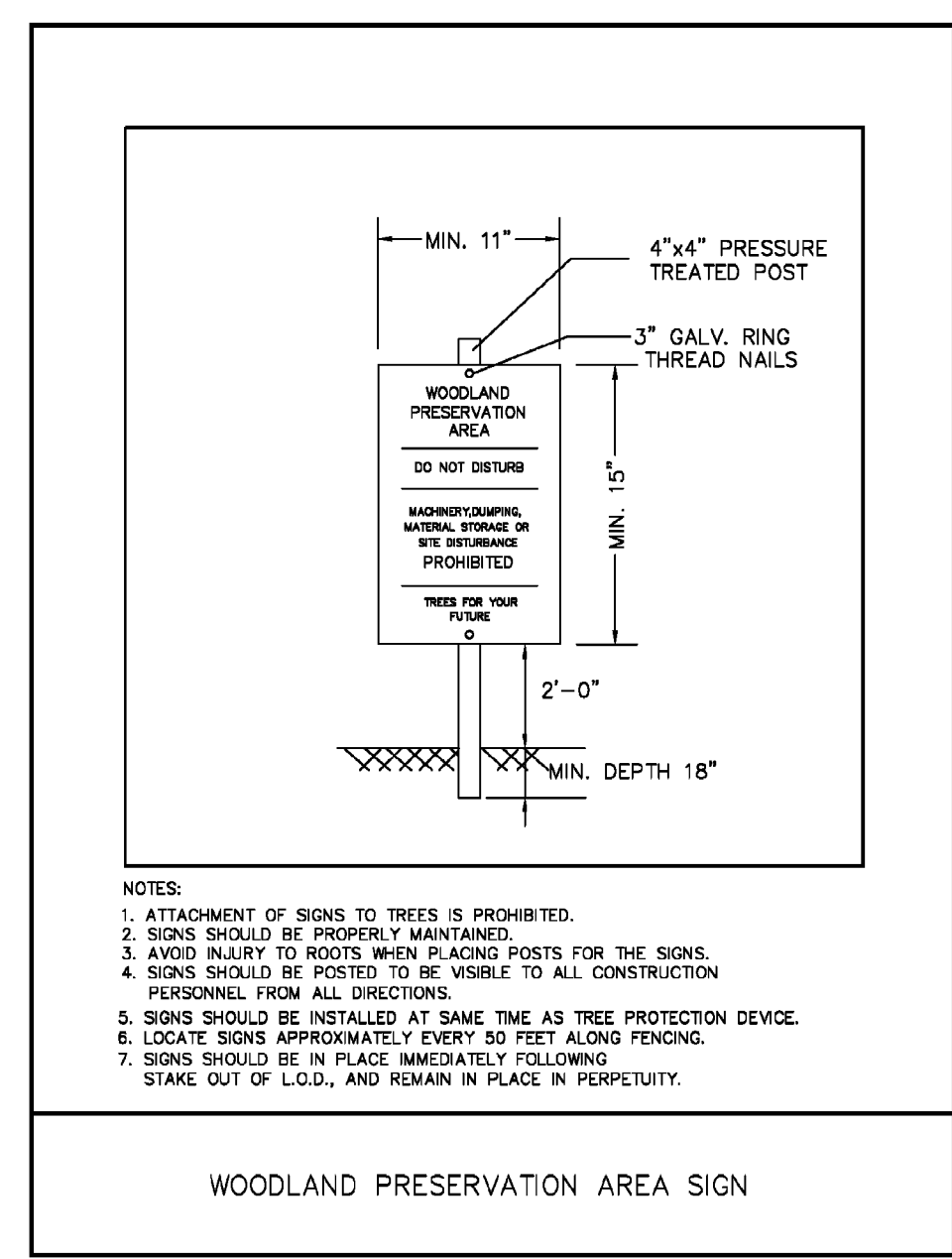
UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-10B 1.03 Ac. Planting Area, 1030 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	206	whips
Nyssa sylvatica/ Black Gum	14%	196	whips
Quercus palustris/ Pin Oak	10%	185	whips
Acer rubrum/ Red Maple	10%	185	whips
Sassafras albidum/ Sassafras	4%	94	whips
Cornus florida/ Dogwood	8%	82	whips
Amelanchier canadensis/ Serviceberry	8%	82	whips

CONTINUED PLANTING SCHEDULE			
UP-LAND PLANTING AREA - REFORESTATION AREAS NRA-11A 0.50 Ac. Planting Area, 500 Seedlings Required			
BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	100	whips
Nyssa sylvatica/ Black Gum	14%	95	whips
Quercus palustris/ Pin Oak	10%	90	whips
Acer rubrum/ Red Maple	10%	90	whips
Sassafras albidum/ Sassafras	4%	45	whips
Cornus florida/ Dogwood	8%	40	whips
Amelanchier canadensis/ Serviceberry	8%	40	whips

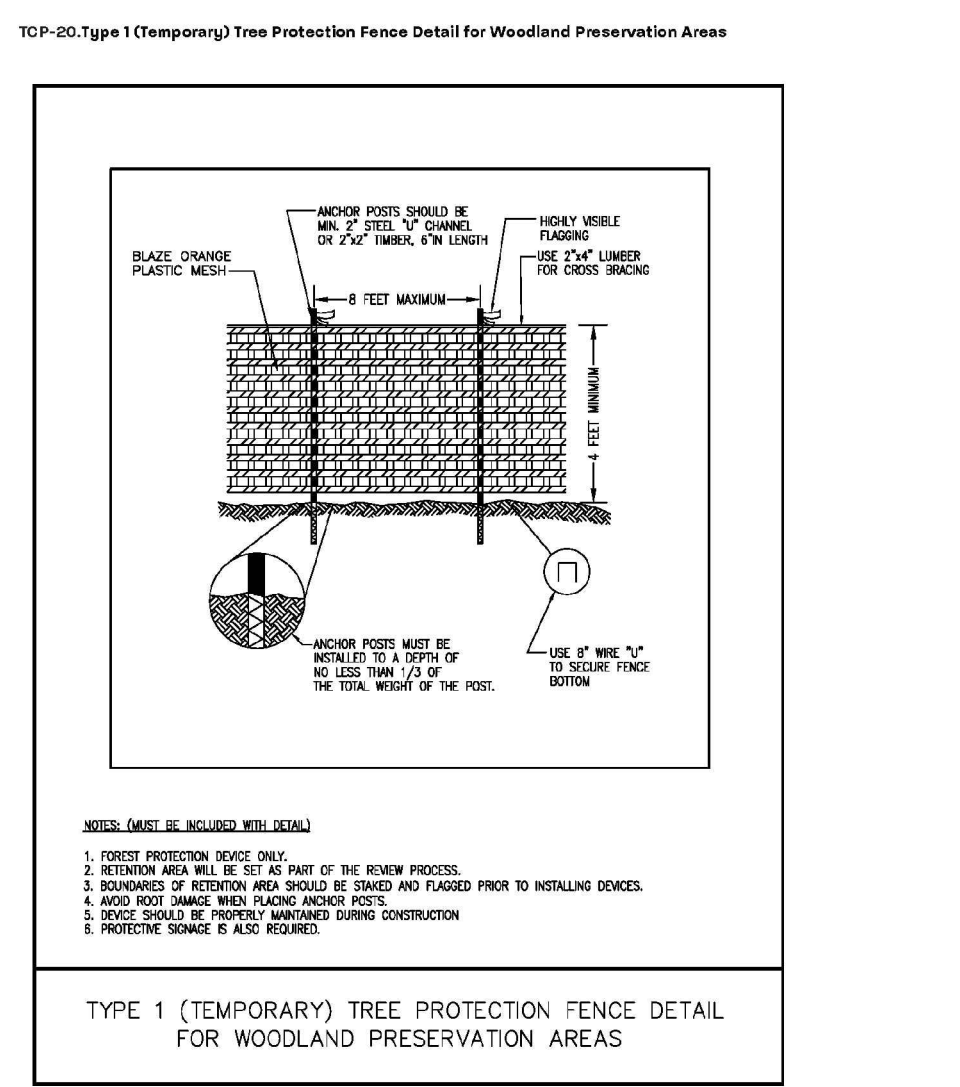


TREE STAKING & GUYING SPECIFICATIONS



TREE PROTECTION SIGNAGE-WOODLAND PRESERVATION AREA

TCP-10 Type I (Temporary) Tree Protection Fence Detail for Woodland Preservation Areas



TYPE I (TEMPORARY) TREE PROTECTION FENCE FOR WOODLAND PRESERVATION AREAS

TYPE I (TEMPORARY) TREE PROTECTION FENCE FOR WOODLAND PRESERVATION AREAS

Woodland Preservation Areas (NPA)			Woodland Cleared Areas (C-NTA)			Woodland Afforestation Areas (NRA)		
NPA # 4A	0.62 AC	NPA # 2A	0.62 AC	NRA # 4A	0.62 AC	NRA # 4A	0.62 AC	
NPA # 5A	0.62 AC	NPA # 3A	0.62 AC	NRA # 5A	0.62 AC	NRA # 5A	0.62 AC	
NPA # 6A	0.62 AC	NPA # 4A	0.62 AC	NRA # 6A	0.62 AC	NRA # 6A	0.62 AC	
NPA # 8A	0.62 AC	NPA # 4B	0.62 AC	NRA # 8A	0.62 AC	NRA # 8A	0.62 AC	
NPA # 9A	0.62 AC	NPA # 6A	0.62 AC	NRA # 9A	0.62 AC	NRA # 9A	0.62 AC	
NPA # 10A	0.62 AC	NPA # 7A	0.62 AC	NRA # 10A	0.62 AC	NRA # 10A	0.62 AC	
NPA # 10B	0.62 AC	NPA # 8A	0.62 AC	NRA # 10B	0.62 AC	NRA # 10B	0.62 AC	
NPA # 11A	0.62 AC	NPA # 8B	0.62 AC	NRA # 11A	0.62 AC	NRA # 11A	0.62 AC	
NPA # 11B	0.62 AC	NPA # 8C	0.62 AC	NRA # 11B	0.62 AC	NRA # 11B	0.62 AC	
NPA # 12A	0.62 AC	NPA # 8D	0.62 AC	NRA # 12A	0.62 AC	NRA # 12A	0.62 AC	
TOTAL	4.58 AC	TOTAL	4.58 AC	TOTAL	4.58 AC	TOTAL	4.58 AC	

NOTE: ALL REFORESTATION AREAS TO COUNT AS WOODLAND CONSERVATION.

